

CITY OF MOUNTAIN VIEW**ENVIRONMENTAL PLANNING COMMISSION****STAFF REPORT****WEDNESDAY, SEPTEMBER 2, 2009****5. NEW BUSINESS****5.1 Review of the Draft Housing Element Goals, Policies and Programs****RECOMMENDATION**

That the Environmental Planning Commission (EPC) review and provide feedback on the attached Draft Housing Element Goals, Policies and Programs.

PUBLIC NOTIFICATION

The Commission's agenda is advertised on Channel 26, and the agenda and this report are posted on the City's Internet home page. Notice of this meeting has been sent to organizations and individuals on the City's Housing Element mailing list.

PURPOSE AND SUGGESTED MEETING PROCEDURE

The purpose of this meeting is to present and discuss the Draft Housing Element Goals, Policies and Programs. Staff is seeking EPC comments and recommendations for the Draft Housing Element Goals, Policies and Programs (see Attachment 1—Draft Housing Element Goals, Policies and Programs).

Staff recommends the following meeting procedures:

1. Presentation of the key points of the staff report.
2. Questions and requests for clarification from Commissioners about the Draft Housing Element Goals, Policies and Programs.
3. Public comment.
4. Discussion and comments on the City's Draft Housing Element Goals, Policies and Programs.

BACKGROUND AND ANALYSIS

Previous Housing Element Meetings

The following EPC and Council meetings have been held to date regarding the Housing Element update:

- EPC, April 16, 2008—staff presentation about State Housing Element requirements and a Housing Element work program.
- EPC, June 4, 2008—discussion of the status of the actions identified in the 2002 Housing Element.
- EPC, August 20, 2008—review of key housing needs.
- EPC, September 3 and September 17, 2008—Housing Element roundtables with stakeholder groups regarding housing needs and issues.
- EPC, April 22, 2009—Consultant Bay Area Economics (BAE) and staff introduced the Draft Housing Needs Assessment and Constraints.
- Council, June 30, 2009—BAE and staff introduced the Draft Needs Assessment and Constraints report.

Attached for EPC review is the Draft Housing Element Goals, Policies and Programs which is required by the State to be included in Housing Elements. The document includes the following:

- Goals—the long-range vision on what the City is expected to accomplish with the Housing Element.
- Policies—state how the City will achieve its goals.
- Programs—are the specific actions the City will take to implement policies and to achieve its goals. Programs must include time frames, identify who is responsible for implementing the program, provide a description of the City's specific role in implementation and, whenever possible, include specific measurable outcomes.

The programs and policies should reflect the results of the City's evaluation of existing and projected housing needs.

The City's Housing Consultant, BAE, has developed the Draft Goals, Policies and Programs into one document from the following sources:

- The City's 2002 Housing Element;
- Comments from the September 3, 2008 and September 17, 2008 EPC Housing Element roundtables.
- The October 2008 Senior Advisory Task Force Report.
- The 2006-11 Affordable Housing Strategies approved by Council—February 19, 2008.
- The City's Sustainability Action Plan.
- Summaries of the General Plan update workshops conducted in spring 2009 and the targeted group outreach workshops held with seniors, youth, the Chinese Business Community, Spanish speakers, Russian speakers, the business community and the Young Innovative Professional Entrepreneurs.
- The Draft Housing Element Needs Assessment and Constraints Analysis, including comments received at the April 22, 2009 EPC meeting and the June 30, 2009 Council meeting.
- California Housing Element legal requirements and the California State Department of Housing and Community Development (HCD) policies.

BAE and staff incorporated many of the public comments received at the EPC meetings, City Council meetings and the General Plan update workshops and incorporated them into the attached Draft Housing Element Goals, Policies and Programs. Some key comments that were not incorporated into the document are attached (see Attachment 2—Comments Not Included in the Draft Housing Element Goals, Policies and Programs). This attachment includes staff explanations on why these comments were not included into the Draft Housing Element Goals, Policies and Programs.

CONCLUSION AND NEXT STEPS

This meeting provides the EPC with an opportunity to comment on the attached Draft Housing Element Goals, Policies and Programs.

As part of the Housing Element update, additional EPC meetings will then be scheduled to review the site inventory analysis. The site inventory analysis will describe potential housing sites that provide the capacity for the City to meet its RHNA housing goals.

Prepared by:



Scott Plambaeck
Senior Planner

Approved by:



Martin Alkire
Principal Planner

SP/9/CDD

804-09-02-09SR-E^

- Attachments:
1. Draft Housing Element Goals, Policies and Programs
 2. Comments Not Included in the Draft Housing Element Goals, Policies and Programs